

Key: 5571

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.788

LEGAL

LAND

DETACHED

BUILDING

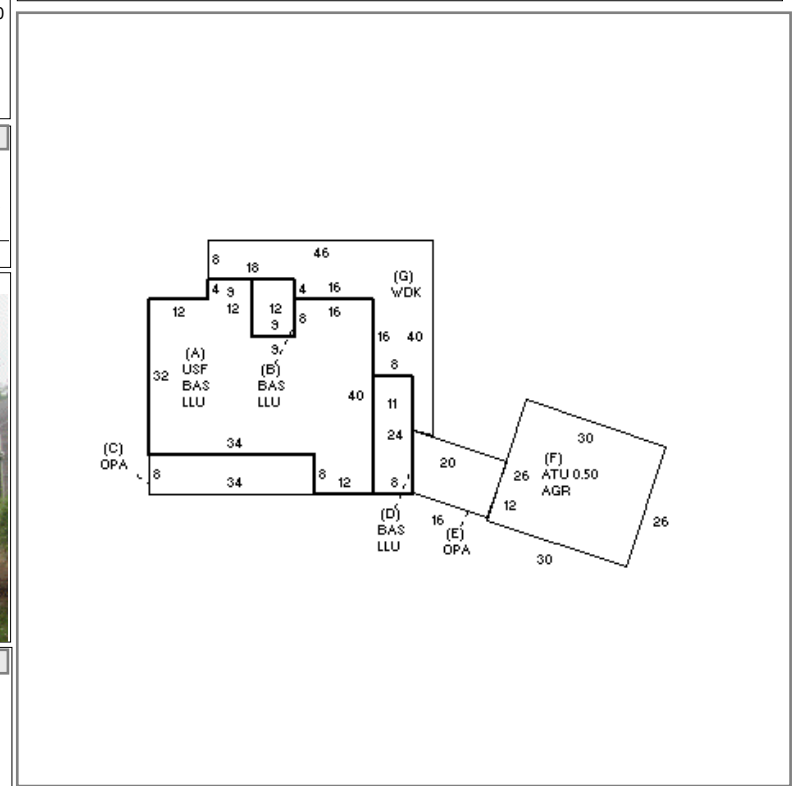
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| CAHILL DANIEL G & LISA M<br>450 GULLS WAY<br>BREWSTER, MA 02631 |  |  |  | 64-41-0    |    |            |              | 450 GULLS WAY |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| CAHILL DANIEL G & LISA M  |  |  |  | 06/14/2000 | QS | 285,000    | 13070-49     |               |  |  |  |
| BUONATO ALTHEA H  |  |  |  | 04/29/1976 | XX | 29,500     | 2330-298     |               |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |              |         | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |         |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY  | 1st    | %   |
| 22-765 | 01/31/2023 | 5             | OTHER        | 146,900 | 07/05/2024 | TCK | 100    | 100 |
| 267    | 03/25/2021 | 3             | OUT BUILDING |         | 04/22/2022 | TCK | 100    | 100 |
| 1025   | 12/18/2017 | 5             | OTHER        | 4,000   | 06/05/2018 | NF  | 100    | 100 |
| 168    | 04/12/2011 | 7             | ALTERATIONS  | 400     | 03/13/2012 | MR  | 100    | 100 |
| 394    | 07/11/2008 | 3             | OUT BUILDING | 500     | 04/01/2009 | JH  | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |           |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|-----------|
| 100 | S | 60,000   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 767,200 | 1.00 | A          | 1.00      | PF4 | 3.50 |  | 1,061,720 |
| 300 | A | 11,812   | 13   | 1.00   | A    | 1.00     | A   | 1.00 | 12,600  | 1.00 | 70         | 0.30      | PF4 | 3.50 |  | 148,830   |

| TOTAL  | 13.189 Acres |  | ZONING           | RR  | FRNT      | 0       |       | ASSESSED  | CURRENT   | PREVIOUS  |
|--------|--------------|--|------------------|---|-----------|---------|-------|-----------|-----------|-----------|
| Nbhd   | NBHD 13      |  | N<br>O<br>T<br>E | SURVEY FOR F/Y 2004 -- PLAN BOOK 580/4<br>TOPO ON RESIDUAL=ROAD DIVIDES LOT |           |         |       | LAND      | 1,210,600 | 1,141,800 |
| St Ind | AVERAGE      |  |                  | BUILDING  | 1,002,200 | 957,100 |       |           |           |           |
| Infl   | AVERAGE      |  |                  | DETACHED  | 4,200     | 4,100   |       |           |           |           |
|        |              |  |                  |   |           |         | OTHER | 0         | 0         |           |
|        |              |  |                  |   |           |         | TOTAL | 2,217,000 | 2,103,000 |           |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 6 X 8 | 2008 | 48    | 22.94     | 1,000 |
| SHF | A    | 1.00 | 20 0.80 12X16 | 1998 | 192   | 20.77     | 3,200 |



| BUILDING | CD | ADJ  | DESC            | MEASURE | 4/9/2007  | JH  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 4/9/2007  | JH  |
| STYLE    | 5  | 1.05 | COLONIAL [100%] | REVIEW  | 7/25/2024 | EMZ |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT   | 2006  | SIZE ADJ   | 0.980 |
|------------|-------|------------|-------|
| NET AREA   | 3,364 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$346 | OVERALL    | 1.060 |

| ELEMENT      | CD | DESCRIPTION     | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|----|-----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION   | 4  | FLR & WALL      | 1.00 | +   | LLU | N | LOWER LEVEL UNF | 1,832 |      | 92.15     | 168,810 |
| EXT COVER    | 1  | WD SHINGLE      | 1.00 | +   | BAS | L | BASE AREA       | 1,832 | 2006 | 288.84    | 529,156 |
| ROOF SHAPE   | 1  | GABLE           | 1.00 | A   | USF | L | UPPER STORY FIN | 1,532 | 2006 | 201.12    | 308,109 |
| ROOF COVER   | 1  | ASPH/CMP SH     | 1.00 | +   | OPA | N | OPEN PORCH      | 488   |      | 62.33     | 36,039  |
| FLOOR COVER  | 1  | HARDWOOD        | 1.00 | F   | AGR | N | ATT GARAGE      | 780   |      | 46.20     | 36,039  |
| INT FINISH   | 2  | DRYWALL         | 1.00 | F   | ATU | N | ATTIC UNF       | 390   |      | 66.57     | 25,961  |
| HEATING/COOL | 17 | RADIANT+DCTLSAC | 1.01 | G   | WDK | N | WOOD DECK       | 718   |      | 48.87     | 35,086  |
| FUEL SOURCE  | 1  | OIL             | 1.00 | F22 | O   |   | FPL 2S 2OP      | 1     |      | 15,547.10 | 15,547  |
|              |    |                 |      | ODS | O   |   | OUTDOOR SHOWER  | 1     |      | 3,010.40  | 3,010   |

| TOTAL RCN      | 1,165,363   |         |
|----------------|-------------|---------|
| CONDITION ELEM | CD          |         |
| EXTERIOR       | A           |         |
| INTERIOR       | A           |         |
| KITCHEN        | A           |         |
| BATHS          | A           |         |
| HEAT/ELEC      | A           |         |
| EFF.YR/AGE     | 2006 / 17   |         |
| COND           | 14          | 14 %    |
| FUNC           | 0           |         |
| ECON           | 0           |         |
| DEPR           | 14          | % GD 86 |
| RCNLD          | \$1,002,200 |         |